

GENERAL FLOOR PLAN NOTES

1. BUILDING CODES. ALL CONSTRUCTION TO COMPLY WITH THE IRC 2018.
2. DIMENSIONS. ALL DIMENSIONS ARE TO OUTSIDE FACE OF STUD, OR CENTER LINE OF STUD IN INTERIOR WALLS. UNLESS OTHERWISE NOTED, CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS AND NOTES ARE TO TAKE PRECEDENCE OVER SCALED DRAWINGS.
3. INTERIOR STUD WALLS. ALL WALLS TO BE 9'-0" UNLESS OTHERWISE NOTED. INTERIOR WALLS SHALL BE CONSTRUCTED OF 2"x4" WOOD STUDS @ 16" O.C. PROVIDE SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. SHEATH WALLS WITH 1/2" GYPSUM WALLBOARD.
4. EXTERIOR STUD WALLS. WALLS SHALL BE CONSTRUCTED OF 2"x6" WOOD STUDS @ 16" O.C. PROVIDE SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT.
5. WATER RESISTANT DRYWALL. PROVIDE WATER RESISTANT 1/2" DRYWALL AROUND ALL SHOWERS, TUBS AND WHIRLPOOLS.
6. PRESSURE TREATED LUMBER. PROVIDE WHEREVER WOOD COMES IN CONTACT WITH CONCRETE OR POTENTIAL CONTACT WITH MOISTURE.
7. OPTIONAL FURR DOWNS. PROVIDE WOOD FRAME FURR DOWNS IF DESIRED ABOVE WALL CABINETS.
8. HEADERS. PROVIDE 2-2" x 10" WITH CONTINUOUS 1/2" PLYWOOD FLITCH PLATE. PROVIDE DOUBLE JACK SUPPORTS FOR OPENINGS 6'-0" OR GREATER UNLESS OTHERWISE NOTED.
9. INSULATION. CEILING INSULATION SHALL CONSIST OF MIN 12" OF LOOSE BLOWN FIBER GLASS INSULATION TO PROVIDE AN R-38 RATING MIN.
10. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE.
11. PREFABRICATED FIRE PLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE.
12. FLASHING SHALL BE 24 GAUGE G.I. METAL. GRAVELS TOPS AND BEAM CAPS TO BE 22 GAUGE G.I. METAL.
13. FRAMING CONNECTORS TO BE BY SIMPS ON CO. OR EQUIVALENT. SIMPS ON CO. EQUIV) TO BE USED AT EACH END OF EACH TRUSS/RATTLE. CONNECTIVITY SHALL BE MAINTAINED FROM FOUNDATION THROUGH TO RAFTERS. SEE SHEET 7 FOR MORE DETAILS.
14. EXPOSED EXTERIOR PLYWOOD SHALL BE EXTERIOR GRADE CCX.
15. PLUMBING WALLS SHALL BE 2x6. BATHTUB FRAMED AT 60 1/2" UNLESS OTHERWISE NOTED.
16. INSULATION BAFFLES SHALL BE 3/8" CDX PLYWOOD, NO FELT TAPER ADDED. SCRAP IS ACCEPTABLE IF MEETING MINIMUM REQUIREMENTS.
17. ALL FINISHES SHALL BE IDENTIFIED BY OWNER, INCLUDING CABINETS, DOORS, FINISH TRIM, ETC.
18. DOORS AND WINDOWS TO BE WEATHER-STRIPPED.
19. FLASH ALL EXTERIOR DOOR, WINDOW, AND HORIZONTAL WOOD TRIM AS REQUIRED.
20. UNLESS NOTED, ALL VINYL FLOORS SHALL BE COVERED AND COUNTERTOPS WILL BE SELF-DEIGNED AND COVERED.
21. TUB AND SHOWER DOORS SHALL BE SAFETY GLAZED OR APPROVED PLASTIC.
22. PLUMBING LAYOUT AND DESIGN IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR. AND SHOULD BE ACCOMPLISHED BY A LICENSED AND BONDED PLUMBING CONTRACTOR IN THE LOCAL AREA OF BUILDING.
23. MECHANICAL SYSTEMS ARE TO BE DESIGNED BY A MECHANICAL CONTRACTOR AND MUST COMPLY TO ALL LOCAL CODES AND MEET LOCAL REQUIREMENTS.
24. A/C TO BE LOCATED IN ATTIC WITH AIR RETURN IN HALL. WATER HEATER TO BE LOCATED IN ATTIC. EQUIPMENT IN THE ATTIC MUST BE WITHIN 20' OF THE ACCESS.
25. ALL PLUMBING WALLS MUST BE SIZED ACCORDING TO PENETRATION.
26. ALL PLUMBING FIXTURES SHALL HAVE ACCESS TO VALVES AND TO ANY SLIP JOINTS.

STAIRS TO COMPLY WITH FOLLOWING CONDITIONS:

- RISERS MAX 7"
- TREAD MIN 11"
- WIDTH MIN 36"
- HEADROOM HEIGHT MIN 8'-8"
- HANDRAIL TO BE PLACED AT 36" ABOVE TREAD NOSING
- HANDRAIL GRIP SURFACE MIN 1 1/4", MAX 2"

DOOR SCHEDULE						
Door Type	Count	Level	Width	Height	Thickness	Comments

D01	1	Level 1	5' - 4"	8' - 0"	0' - 2"	EXTERIOR WOOD DOUBLE ENTRY DOOR
D02	2	Level 1	3' - 0"	8' - 0"	0' - 2"	EXTERIOR WOOD PATIO DOOR WITH GLASS LITE
D03	3	Level 1	6' - 0"	8' - 0"	0' - 2"	INTERIOR SOLID CORE DOOR
D04	13	Level 1	2' - 8"	8' - 0"	0' - 2"	INTERIOR SOLID CORE DOOR
D05	1	Level 1	6' - 0"	8' - 0"	0' - 0 3/4"	EXTERIOR SLIDING PATIO DOOR
GD01	2	Level 1	16' - 0"	8' - 0"		INSULATED GARAGE DOOR

Grand total

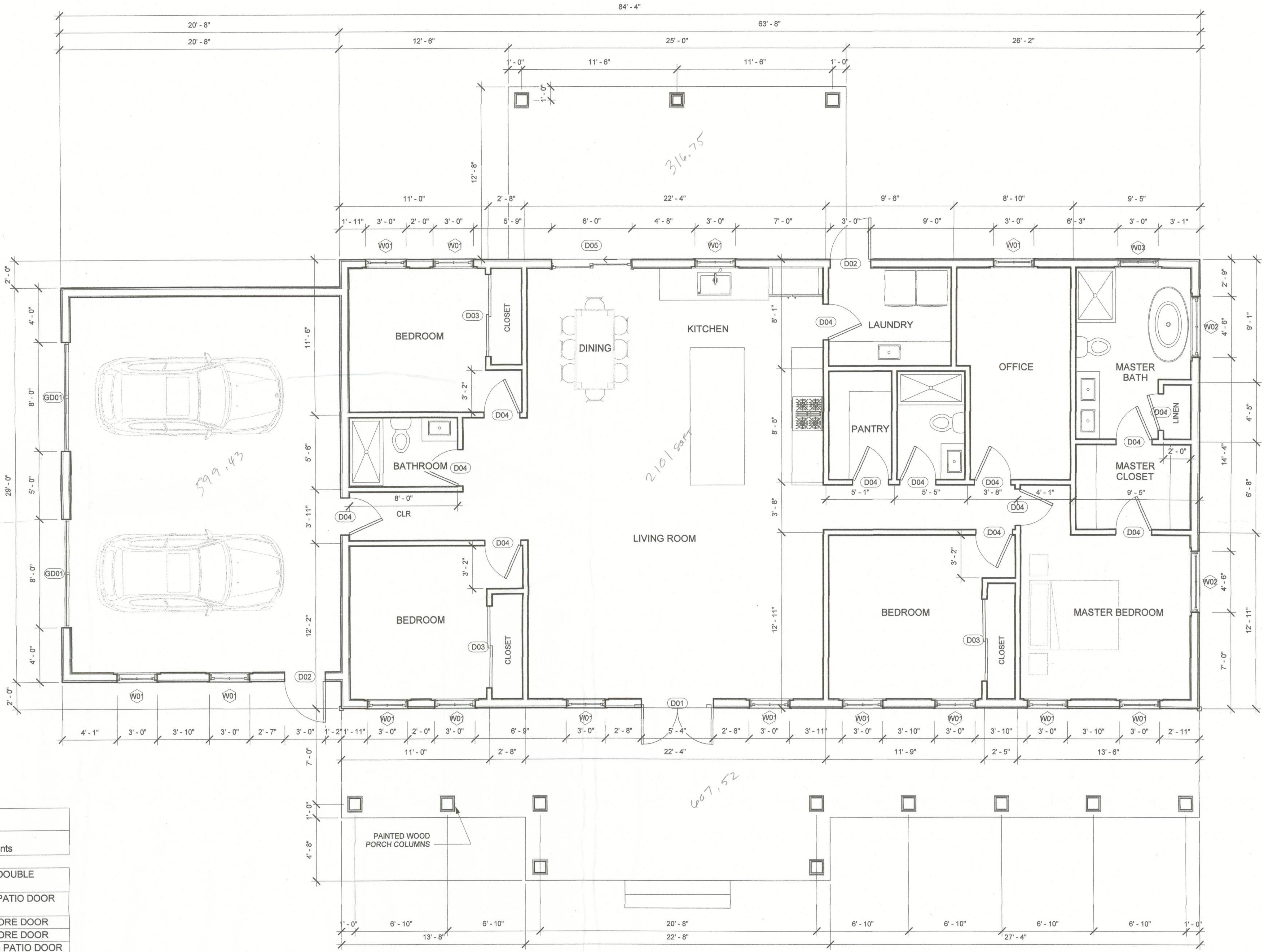
WINDOW SCHEDULE					
Window Type	Count	Level	Width	Height	Comments

W01	14	Level 1	3' - 0"	6' - 0"	DOUBLE HUNG
W02	2	Level 1	4' - 6"	4' - 6"	SIDE BY SIDE DOUBLE HUNG
W03	1	Level 1	3' - 0"	4' - 0"	DOUBLE HUNG

Grand total

SQUARE FOOTAGE INFORMATION

HEATED LIVING L1: +/- 2,1000 SF
GARAGE: +/- 600 SF



1 GROUND FLOOR PLAN
1/4" = 1'-0"

Modern House
DESIGN

approved for the owner by :

approved for the architect by : Approver

ISSUE : CONCEPT DESIGN DRAWING Issue Date

REVISIONS :

Description: Date:

DRAWING ISSUANCE NOT FOR CONSTRUCTION



drawn by : Author plot date : 1/8/2022 8:48:20 PM

checked by : Checker

stamp :

scale : 1/4" = 1'-0"

project number : Project Number

GROUND FLOOR
PLAN

sheet no. :